

CITY OF HARRISBURG

DESCRIPTION

PROPOSED DEVITT FARMS ADDITION TO THE CITY OF HARRISBURG, BEING 92.13 ACRES OF LAND LOCATED IN THE SW1/4 OF SECTION 36 T100N R50W OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA.

DEVELOPER:

VAN BUSKIRK COMPANIES, INC
5800 S. REMINGTON PL.
SIOUX FALLS, SD 57108
(605) 361-8211

OWNER:

DEVITT HERITAGE DEVELOPMENT
2201 FORD ST.
GOLDEN, CO. 80401

SURVEYOR:

BRIAN L. FOLWDS, RLS #6700
MIDWEST LAND SURVEYING, INC.
211 E. 14TH STREET
SIOUX FALLS, SOUTH DAKOTA 57104
(605) 339-8901

ENGINEER:

PERRY L. KOLB, PE #7696
BROSZ ENGINEERING, INC.
3500 S. PHILLIPS AVE., STE. 201
SIOUX FALLS, SOUTH DAKOTA 57105
(605) 336-1676

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATED THIS _____ DAY OF _____, 2016.



PERRY L. KOLB
REG. NO. 7696



PRELIMINARY ENGINEERING PLAN
FOR
DEVITT FARMS ADDITION
HARRISBURG, SD



SHEET INDEX:

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CITY COUNCIL APPROVAL

Be it resolved by the City Council of the City of Harrisburg, that the preliminary plan of Devitt Farms Addition to the City of Harrisburg is hereby approved and that the Finance Officer of the City of Harrisburg is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this _____ day of _____, 20____.

Mayor, City of Harrisburg

ATTEST:

City Finance Officer

STATE OF SOUTH DAKOTA)

: SS

COUNTY OF LINCOLN)

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Harrisburg, South Dakota, hereby certify that the above resolution is a true and correct copy of the resolution adopted by the City Council of the City of Harrisburg, at a meeting held on the _____ day of _____, 20____.

Witness my hand as City Finance Officer and the official seal of the City of Harrisburg, South Dakota.

City Finance Officer
City of Harrisburg, South Dakota

CITY ENGINEER APPROVAL

We, _____, City Engineer of the City of Harrisburg, do hereby certify that we did duly review and recommend approval of this preliminary plan on this _____ day of _____, 20____.

City Engineer
City of Harrisburg, South Dakota

CITY PLANNING AND ZONING ADMINISTRATOR APPROVAL

I, _____, City Planning and Zoning Administrator of the City of Harrisburg, do hereby certify that I did duly review and recommend approval of this preliminary plan on this _____ day of _____, 20____.

City Planning and Zoning Administrator
City of Harrisburg, South Dakota

CITY PLANNING COMMISSION APPROVAL

The City Planning Commission of the City of Harrisburg approves the preliminary plan of (Subdivision Name) to the City of Harrisburg and the same is recommended to the City Council of the City of Harrisburg for approval.

City Planning Commission
(Chair)



1

DATE: 4/29/16

REV1:

REV2:

REV3:

REV4:

REV5:

DESIGNED BY: PLK

TRP

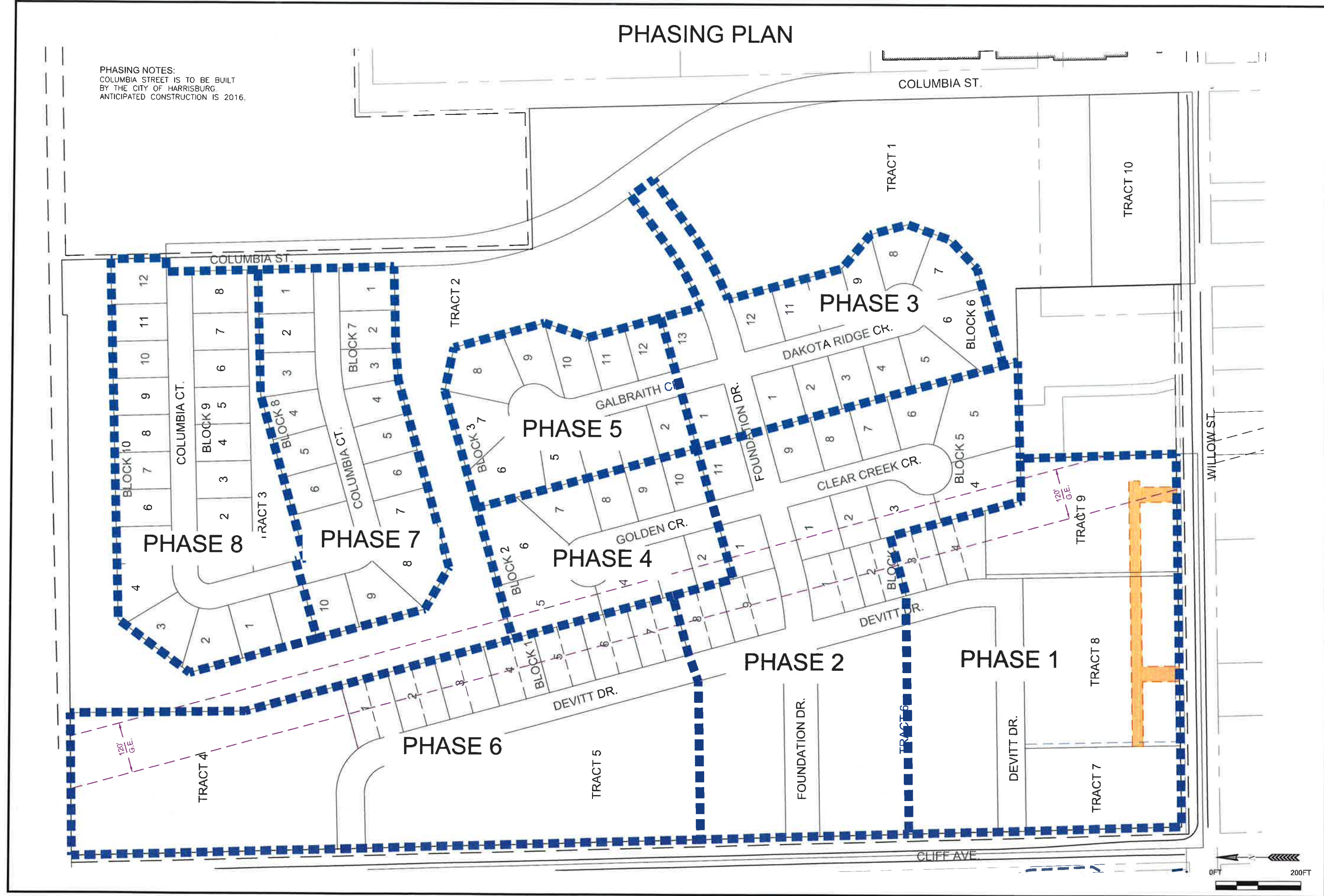
CHECKED BY: PLK

DEVITT FARMS ADDITION
PRELIMINARY PLAN
TITLE

Brosz Engineering, Inc.
3500 S. Phillips Ave., Ste. 201
P.O. Box 89818
Sioux Falls, SD 57109



C:\Users\jbroz\OneDrive\Documents\2016\2016 Prelim\2016 Prelim.dwg



PHASING NOTES:
COLUMBIA STREET IS TO BE BUILT
BY THE CITY OF HARRISBURG.
ANTICIPATED CONSTRUCTION IS 2016.



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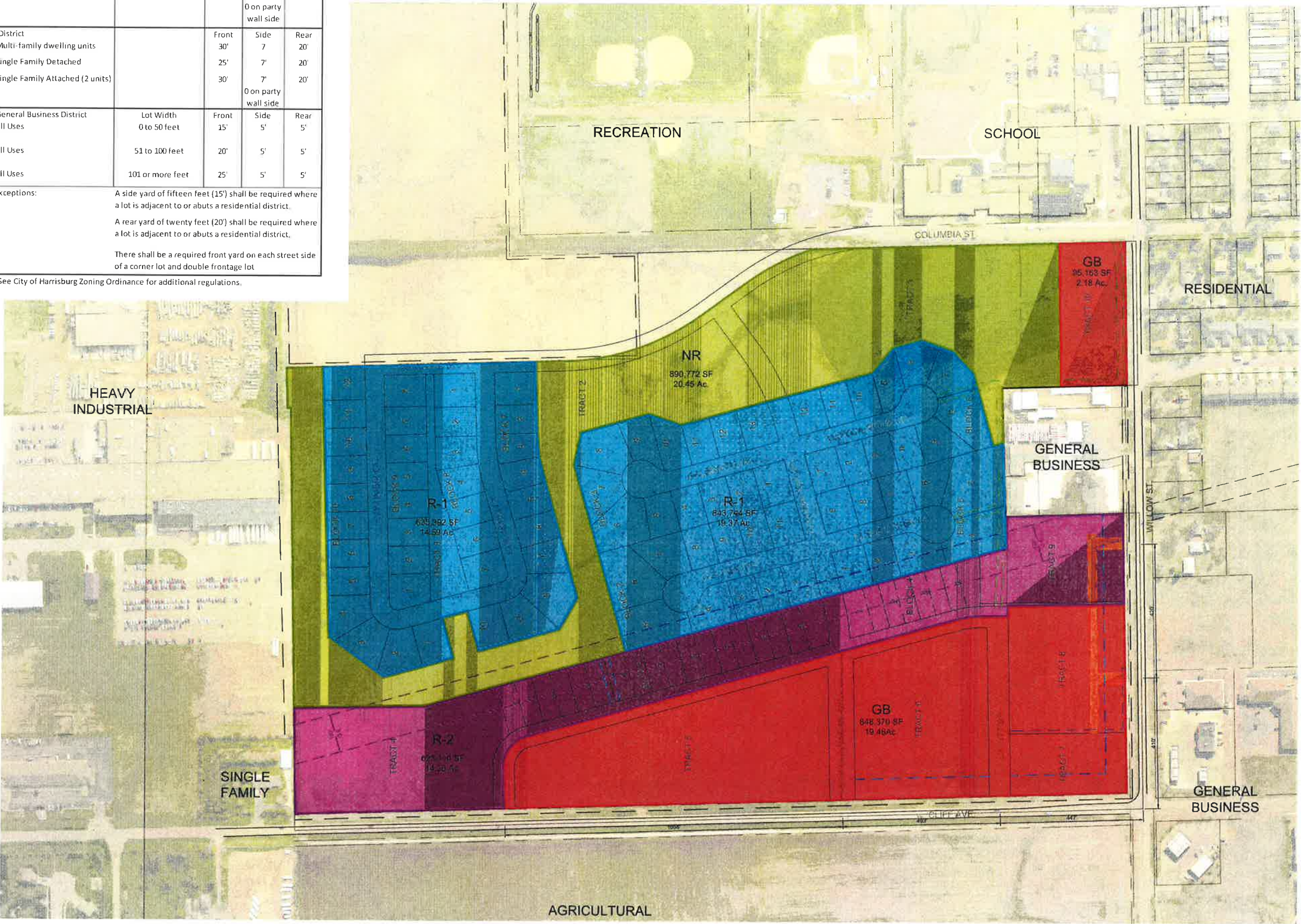
**DEVITT FARMS ADDITION
PRELIMINARY PLAN
PROJECT PHASING**

6		
DATE: 4/29/16		
REV1:		
REV2:		
REV3:		
REV4:		
REV5:		
DESIGNED BY: PLK	DRAWN BY: TRP	CHECKED BY: PLK

Zoning District	Min. Lot Width	Required Setbacks		
R-1 District		Front	Side	Rear
Single Family Detached	75'	25'	7'	20'
Single Family Attached (2 units)	90'	25'	7'	20'
			0 on party wall side	
R-2 District		Front	Side	Rear
Multi-family dwelling units		30'	7'	20'
Single Family Detached		25'	7'	20'
Single Family Attached (2 units)		30'	7'	20'
			0 on party wall side	
GB General Business District		Front	Side	Rear
All Uses	Lot Width 0 to 50 feet	15'	5'	5'
All Uses	51 to 100 feet	20'	5'	5'
All Uses	101 or more feet	25'	5'	5'
Exceptions:	A side yard of fifteen feet (15') shall be required where a lot is adjacent to or abuts a residential district. A rear yard of twenty feet (20') shall be required where a lot is adjacent to or abuts a residential district. There shall be a required front yard on each street side of a corner lot and double frontage lot			

*See City of Harrisburg Zoning Ordinance for additional regulations.

LAND USE AND ZONING



7
DATE: 4/29/16
REV1:
REV2:
REV3:
REV4:
REV5:
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CHECKED BY: PLK

DEVITT FARMS ADDITION
PRELIMINARY PLAN
LAND USE/ZONING

Brosz Engineering, Inc.
3500 S. Phillips Ave., Ste. 201
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LOT LAYOUT





8

DATE: 4/29/16

REV1:

REV2:

REV3:

REV4:

REV5:

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DEVITT FARMS ADDITION

PRELIMINARY PLAN

LOT LAYOUT



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